

# CMC Commercial Unit Five

City of El Paso — City Plan Commission — 03/21/2019

**SUSU19-00010 — Resubdivision Combination**

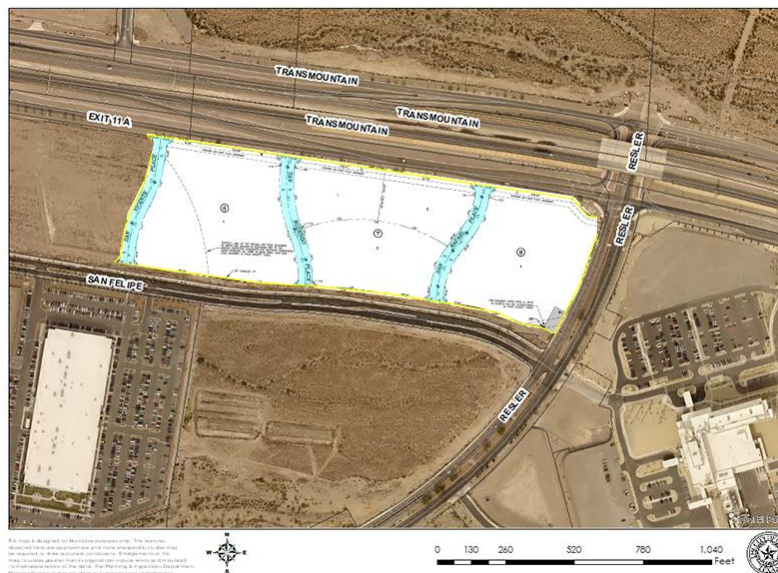


<b>STAFF CONTACT:</b>	Santiago Vallejo, 915-212-1561, vallejos@elpasotexas.gov
<b>PROPERTY OWNER:</b>	Hunt Communities Development Co. II, LLC
<b>REPRESENTATIVE:</b>	CSA Design Group, INC.
<b>LOCATION:</b>	South of Transmountain and West of Resler, District 1
<b>ACREAGE:</b>	20.596
<b>VESTED:</b>	Yes
<b>PARK FEES REQUIRED:</b>	N/A
<b>EXCEPTION/MODIFICATION REQUEST:</b>	<ol style="list-style-type: none"><li>1. Modification to allow a 5' sidewalk and 5' landscape parkway instead of the required 4' sidewalk and 4' landscape parkway.</li><li>2. Modification to allow for an 11' driving lane (on opposite directions) instead of the required combined 12' driving lane and 8' parking lane.</li></ol>
<b>RELATED APPLICATIONS:</b>	N/A
<b>PUBLIC INPUT:</b>	N/A
<b>STAFF RECOMMENDATION:</b>	Approval

**SUMMARY OF REQUEST:** The applicant proposes to subdivide 20.596 acres of land into 5 commercial lots. The proposed subdivision lies within the Ranchos Las Lomas North Amended Land Study, which was approved in 2003. Access to the proposed subdivision will be provided via proposed driveways on Transmountain. This application is vested under the former subdivision ordinance.

**SUMMARY OF DCC RECOMMENDATION:** DCC/Planning staff recommends **APPROVAL** of CMC Commercial Unit Five on a Resubdivision Combination basis and **APPROVAL** of the modification requests.

**CMC Commercial Unit 5**

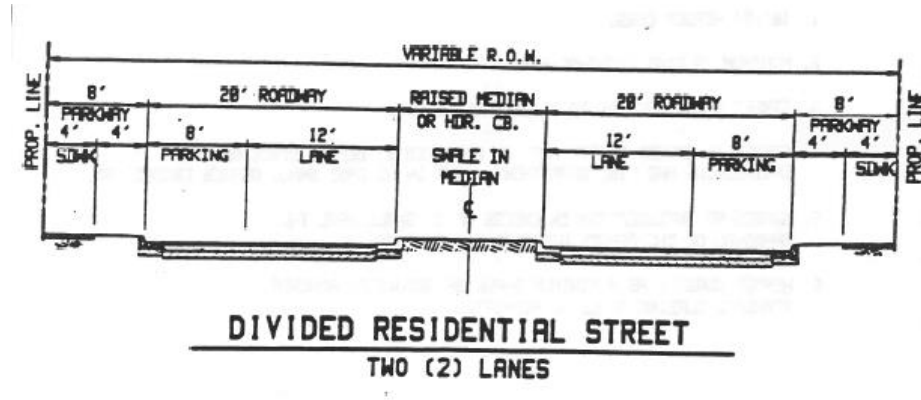


## DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

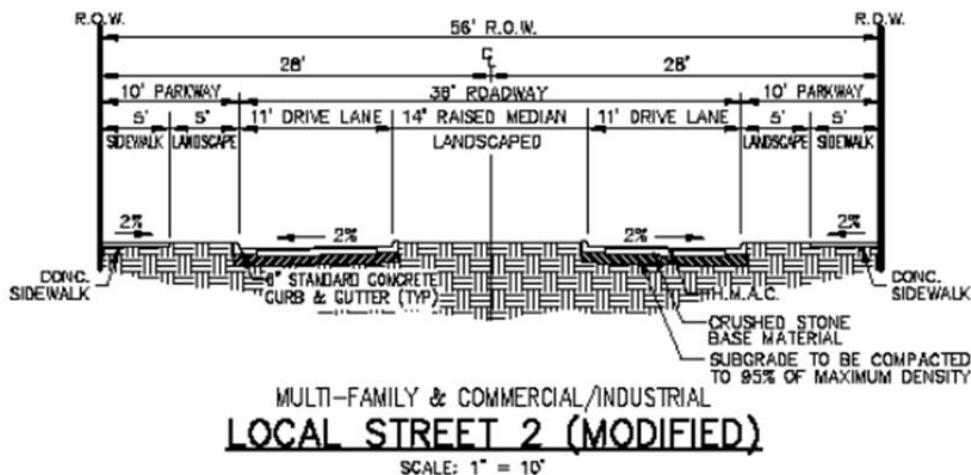
The applicant is requesting the following modification requests pursuant to Section 19.04.170 of the applicable subdivision ordinance:

1. To allow a 5' sidewalk and 5' landscape parkway instead of the required 4' sidewalk and 4' landscape parkway.
2. To allow for an 11' driving lane (on opposite directions) instead of the required combined 12' driving lane and 8' parking lane.

## REQUIRED



## PROPOSED



Staff recommends **approval** of the modifications pursuant to Section 19.04.170 (Modification of conditions):

A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

## RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

**CONSISTENCY WITH PLAN EL PASO:** Subject property is designated G7, Industrial

<b>GOAL 2.2:</b>	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
<b>GOAL 2.3:</b>	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
<b>POLICY</b>	<b>DOES IT COMPLY?</b>
<b>2.2.4.b.:</b> Commercial and office uses at intersections should have direct paths to greens and squares.	Yes, a direct path to Cimarron Park is located along Resler.
<b>2.3.2.a:</b> New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	New streets are connecting Transmountain and San Felipe.

**NEIGHBORHOOD CHARACTER:** Subject property is zoned C-4/c/sc (Commercial/condition/special contract) and is currently vacant. Properties adjacent to the subject property are zoned C-4/c (Commercial) and M-1 (Manufacturing). Surrounding land uses are medical and commercial. The nearest school is Silvestre & Carolina Reyes Elementary (4.7 miles). The nearest park is Cimarron Park (1.4 miles). This property is located within the Westside Impact Fee Service Area.

**COMMENT FROM THE PUBLIC:** N/A.

### PLAT EXPIRATION:

This application will expire on **September 21, 2019**. Failure to submit the recording plat in accordance with Section 19.08.100 (Recording plat submission) within the specified date, or within an approved six-month extension period, shall necessitate the total resubmission of the minor subdivision application which shall be subject to the subdivision regulations in effect at the time of resubmission.

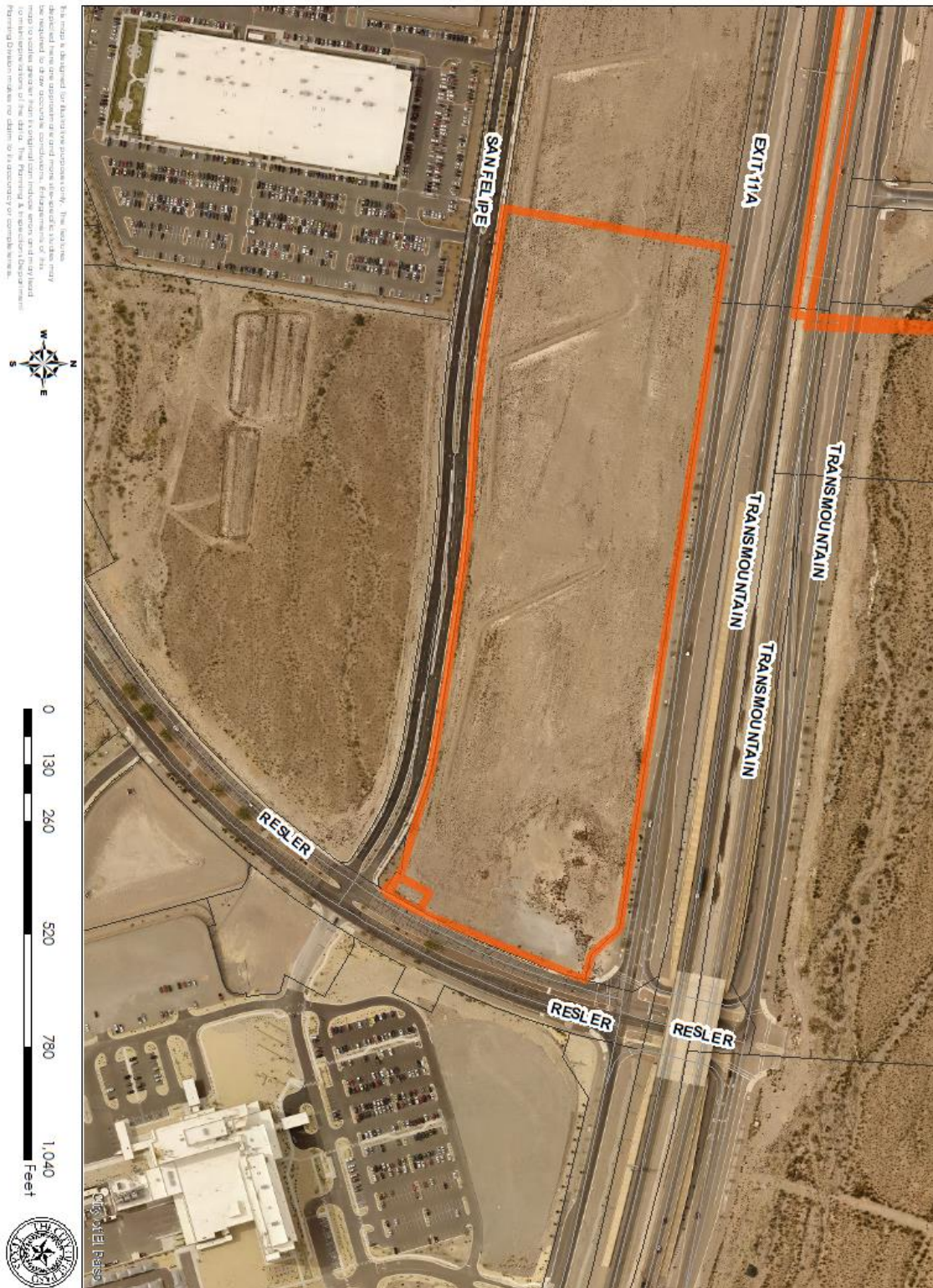
### ATTACHMENTS:

1. Aerial Map
2. Preliminary plat
3. Final plat
4. Modification request
5. Application
6. Department Comments



# ATTACHMENT 1

## CMC Commercial Unit 5

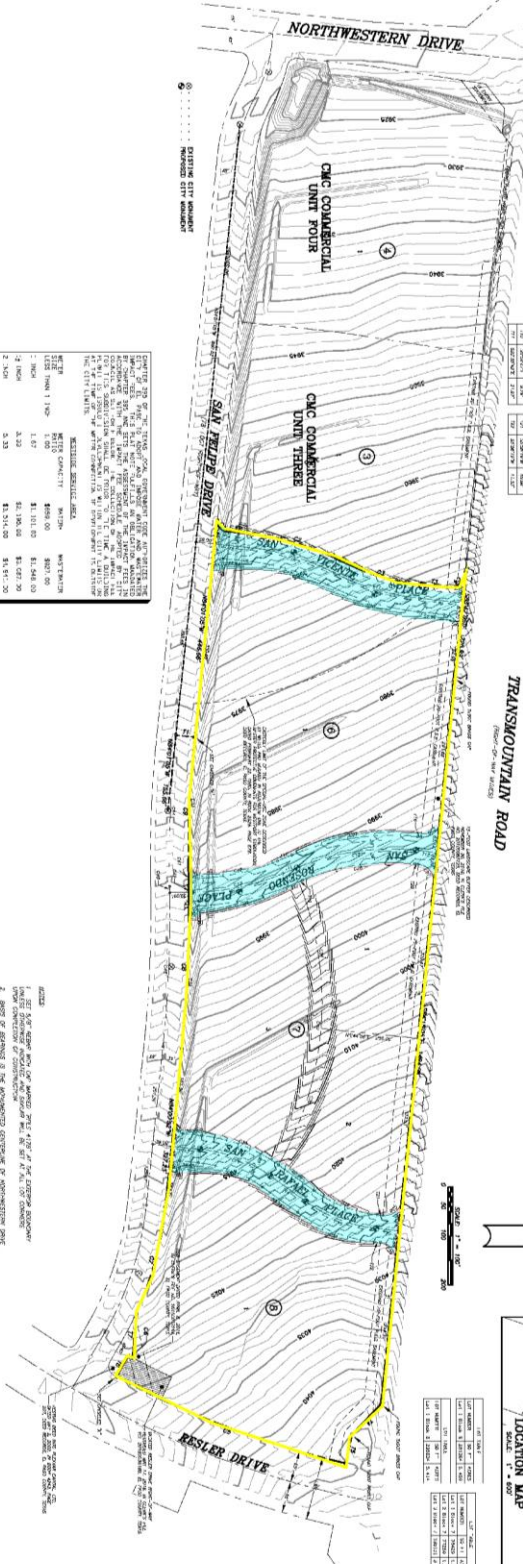


## **ATTACHMENT 2**

## CMC COMMERCIAL UNIT FIVE

BEING A REPLAT OF A PORTION OF CMC COMMERCIAL UNIT THREE,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING 20.596 ± ACRES (897,173 SQ. FT.)  
SHEET 1 OF 2

SHEET 1 OF 2

[illegible][illegible]

1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 	
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PRELIMINARY

ACCORDING TO A LIBERAL SCHEDULE, GENERAL AGENTS  
FLOOD INSURANCE RATE MAP NO. 480218-15C AND  
T.C. GALEY (LIBRARY 2), 1995, 1815 WEST 21ST AVE.  
IN FLOOD HAZARD ZONES "B" AND "C".

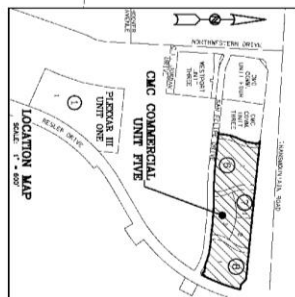
**ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS**  
1845 NORTHWESTERN DRIVE EL PASO TX 79912 PHONE (915) 877-1928 FAX (915) 877-2095

RECEIVED	JANUARY 31, 2018
RECEIVED	JANUARY 31, 2018
DATE OF PREPARATION	DECEMBER 27, 2018

1. HALL, J. A. and KILPATRICK, J. D. 1974, *Journal of Polymer Science, Part A: Polymer Chemistry*, **12**, 1031-1040.
2. HALL, J. A. and KILPATRICK, J. D. 1974, *Journal of Polymer Science, Part A: Polymer Chemistry*, **12**, 1041-1050.
3. HALL, J. A. and KILPATRICK, J. D. 1974, *Journal of Polymer Science, Part A: Polymer Chemistry*, **12**, 1051-1060.
4. HALL, J. A. and KILPATRICK, J. D. 1974, *Journal of Polymer Science, Part A: Polymer Chemistry*, **12**, 1061-1070.
5. HALL, J. A. and KILPATRICK, J. D. 1974, *Journal of Polymer Science, Part A: Polymer Chemistry*, **12**, 1071-1080.
6. HALL, J. A. and KILPATRICK, J. D. 1974, *Journal of Polymer Science, Part A: Polymer Chemistry*, **12**, 1081-1090.
7. HALL, J. A. and KILPATRICK, J. D. 1974, *Journal of Polymer Science, Part A: Polymer Chemistry*, **12**, 1091-1100.
8. HALL, J. A. and KILPATRICK, J. D. 1974, *Journal of Polymer Science, Part A: Polymer Chemistry*, **12**, 1101-1110.
9. HALL, J. A. and KILPATRICK, J. D. 1974, *Journal of Polymer Science, Part A: Polymer Chemistry*, **12**, 1111-1120.
10. HALL, J. A. and KILPATRICK, J. D. 1974, *Journal of Polymer Science, Part A: Polymer Chemistry*, **12**, 1121-1130.

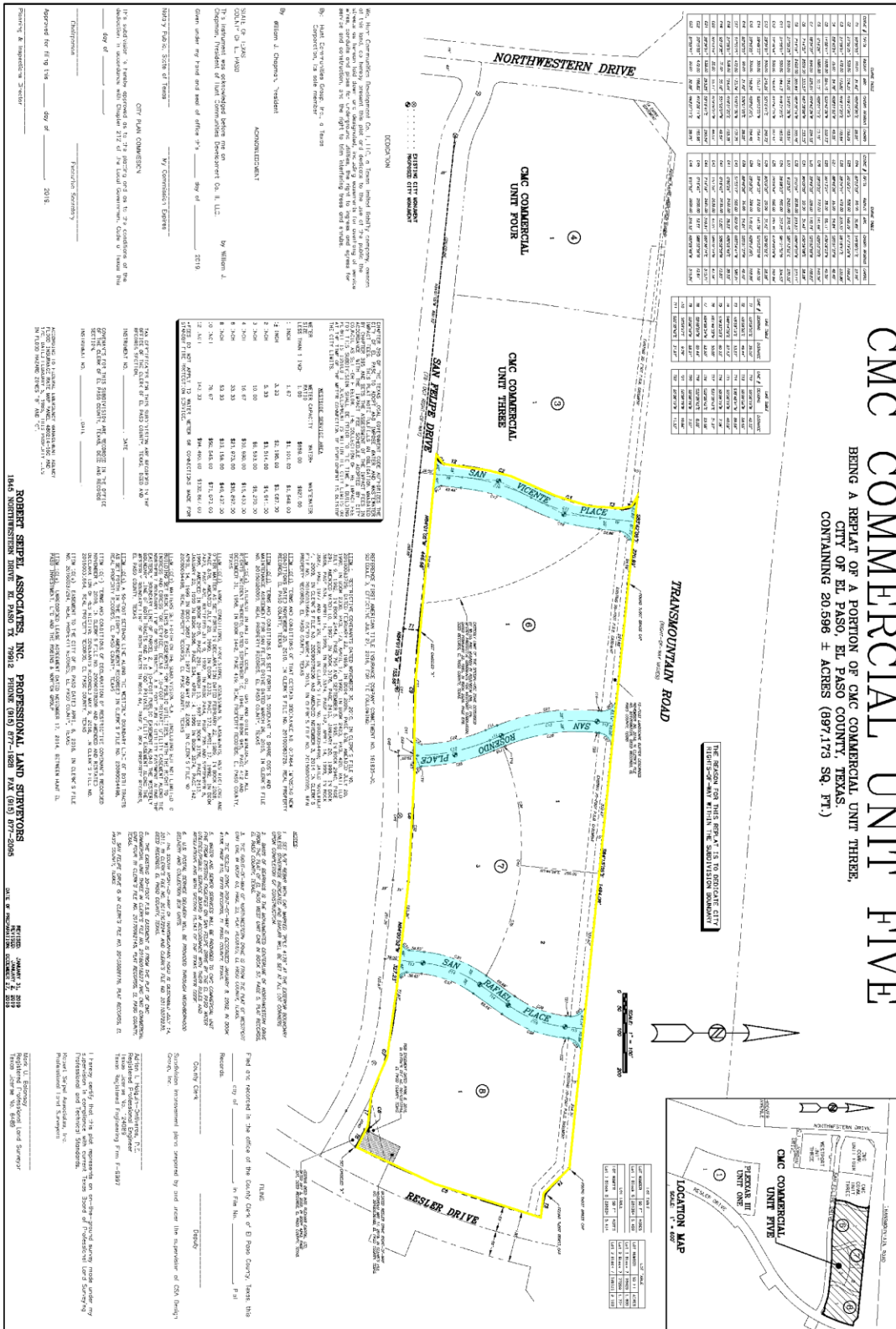
**PROPERTY OWNERS:**  
HUNT COMMUNITIES DEVELOPMENT CO. 11, LLC  
676 CSA DESIGN GROUP  
EAST MEADOW DRIVE SUITE C  
EL PASO TX 79912  
915-877-4155

**SCHOOL DISTRICT:**  
CAMPUILLO INDEPENDENT SCHOOL DISTRICT





# ATTACHMENT 3



# ATTACHMENT 4

- MODIFICATION REQUEST – Proposed Local Street 2 – Multi-Family & Commercial / Industrial (San Vicente Place, Rosendo Place, and San Rafael Place)

Modifications being proposed for this R.O.W. include a larger landscape area (5-feet wide) within the parkway. The currently adopted cross section for this R.O.W. allots for a 4-foot wide landscape area within a 9-foot wide parkway. As a result of our request to increase the parkway to 10-feet, the overall R.O.W. will increase to a width of 56- feet. The proposed modifications meet and/or exceed the currently accepted right-of-way cross sections. Please refer to sheet 2 of the preliminary plat package for a visual representation of the cross section and the associated modification being proposed for acceptance by the City of El Paso.

Should you have any questions, please feel free to contact me at (915) 877-4155, ext. 121 at any time.

Thank you for your assistance with this matter.

Sincerely,

CSA DESIGN GROUP, INC.



Adrian I. Holguin-Ontiveros, P.E., CFM, CNU-a  
*Civil Engineer Project Manager*

# ATTACHMENT 5



SUSU19-00010

## RESUBDIVISION COMBINATION APPLICATION

DATE: 2/6/2019

FILE NO. \_\_\_\_\_

SUBDIVISION NAME: CMC Commercial Unit Five

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

Being a Replat of A Portion of CMC Commercial Unit Three, City of El Paso, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>2.046</u>	<u>3</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	<u>8</u>
Commercial	<u>18.55</u>	<u>5</u>	Total (Gross) Acreage	<u>20.596</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? C4-C/SC Proposed zoning? \_\_\_\_\_

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes \_\_\_\_\_ No \_\_\_\_\_ N/A

5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)

Overland Sheet flow to public drainage system.

7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_

If answer is "Yes", please explain the nature of the modification or exception

Modification / Exception request letter submitted with this application for CPC approval.

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Improvement Plans submitted? Yes \_\_\_\_\_ No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No \_\_\_\_\_

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights  
Vest rights petition has been submitted under separate cover for City approval.

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085



12. Owner of record Hunt Communities Development Co. II, LLC 4401 N. Mesa, El Paso, TX 79902 915-298-0418  
(Name & Address) (Zip) (Phone)

13. Developer Hunt Communities GP, LLC 4401 N. Mesa, El Paso, TX 79902 915-298-0418  
(Name & Address) (Zip) (Phone)

14. Engineer CSA Design Group, Inc., 1845 Northwestern Dr. Ste C, El Paso, TX 79912 915-877-4155  
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE:  Hunt Communities GP, LLC President

REPRESENTATIVE SIGNATURE:  CSA Design Group, Inc. Civil Engineer

REPRESENTATIVE CONTACT (PHONE): (915) 877-4155 EXT 121

REPRESENTATIVE CONTACT (E-MAIL): aontiveros@csaengineers.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING  
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND  
COMPLETENESS.

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

# **Attachment 6**

## **PLANNING AND INSPECTION DEPARTMENT – PLANNING:**

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
  - a: Current certificate tax certificate(s)
  - b: Current proof of ownership.
  - c: Release of access document, if applicable.
  - d: Set of restrictive covenants, if applicable.
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

### **Planning**

1. Please update the dedication statement to remove the line dedicating the streets to the public.
2. Update the purpose statement for the replat to read "The purpose of this replat is to subdivide a portion of CMC Commercial Unit 3 into 5 lots."
3. If the subdivision is to be identified as a replat of a subdivision and the same subdivision name is to be maintained, the replat shall be labeled consecutively.
4. Include the dimensions and legal description of at least one row of adjacent lots and tracts.
5. Label each segment of the cross section for Loop 375/Transmountain Road.
6. Add flow lines.
7. Add the following addresses onto plats:
  - Lot 1, Block 8- 1990 Transmountain
  - Lot 1, Block 7- 1970 Transmountain
  - Lot 2, Block 7- 1980 Transmountain
  - Lot 3, Block 7- 7635 San Felipe
  - Lot 1, Block 6- 7655 San Felipe
8. Remove "Prop" from ROW lines in the Loop 375 cross section.
9. Have the property owner of CMC Commercial Unit Three come in for an address change.

### **Land Development**

No objections.

### **Streets and Maintenance**

Streets & Maintenance is not in agreement with accepting the subject streets for dedication as public right-of-way as they serve no municipal purpose.

### **CID/Parks**

Please note that this is a subdivision replat composed of five (5) lots zoned "C-4/c/sc" meeting the requirements for Non-residential uses (General commercial) as well as for Residential uses (Multi-family dwellings) restricted to a maximum of 29 dwelling units per acre however . . . .

Applicant has provided copy of preliminary covenants restricting all residential uses, and if gross density waiver is granted by the City Manager or the Planning Department designee, then this replat meets the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 Parks and Open Space as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

C. A Non-residential replat which changes the lot location or design, but where the acreage has not been increased, as evidenced by the original subdivision and replat;

This subdivision is located with-in Park Zone: NW-10

Nearest Park: Desert Vista Park

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

**TXDOT**

1. Access points match what was previously submitted to TxDOT.
2. Layout need to show Loop 375 off-ramp and distances between access points and between ramp and driveway to east of ramp.